

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 17, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-34336 – EXTENSION OF TIME – SITE DEVELOPMENT
PLAN REVIEW – APPLICANT: PICERNE PROVIDENCE III - OWNER: KB HOME
NEVADA, INC.**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-21091) shall expire on July 11, 2011 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Site Development Plan Review (SDR-21091) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for an Extension of Time of a previously approved Site Development Plan Review (SDR-21091) for a proposed three-story, 492-unit Multi-Family Residential Development on 20.9 acres at the southeast corner of Egan Crest Drive and Grand Teton Drive.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/06/02	The City Council approved a request for a Petition to Annex (A-0026-01) property generally located on the south side of Grand Teton Road, approximately 1,000 feet west of Hualapai Way. The Planning Commission recommended approval on 05/10/01. The Annexation became effective on 02/15/02.
02/05/03	The City Council approved a request for a Petition to Annex (A-0035-02) parcels of land generally located adjacent to the southeast corner of Grand Teton Drive and Puli Road. The Planning Commission recommended approval on 09/26/02. The annexation became effective on 02/14/03.
04/16/03	The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 297.0 acres; and to establish a Master Plan for the Cliff's Edge Development adjacent to the south side of Grand Teton Drive between Hualapai Way and Puli Road. The Planning Commission recommended approval on 02/13/03.
07/16/03	The City Council approved a request for Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 704 acres adjacent to the south side of Grand Teton Drive between Hualapai Way and Puli Road. The Planning Commission recommended approval on 06/12/03.
08/06/03	The City Council approved a request for a Petition to Vacate (VAC-2412) U.S. Government Patent Reservations generally located west of Hualapai Way between Grand Teton Drive and Centennial Parkway. The Planning Commission recommended approval on 06/26/03.
07/11/07	The City Council approved a request for a Site Development Plan Review (SDR-21091) for a proposed three-story, 492-unit Multi-Family Residential development on 20.9 acres at the southeast corner of Egan Crest Drive and Grand Teton Drive. The Planning Commission recommended approval on 05/24/07.
07/24/07	The Planning and Development Department and Department of Public Works

	approved a request for a Final Map Technical Review (FMP-22851) for a Reversionary Map for Oxford Commons Units 1 and 2.
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<i>Related Building Permits/Business Licenses</i>
There are no current permits or business licenses issued for the subject site.
<i>Pre-Application Meeting</i>
A pre-application meeting is not required for this type of application, nor was one held.
<i>Neighborhood Meeting</i>
A neighborhood meeting is not required for this type of application, nor was one held.

<i>Details of Application Request</i>
<i>Site Area</i>
Gross Acres 20.9 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped-proposed three-story Multi-Family Residential Development	PCD (Planned Community Development)	PD (Planned Development)
North	Undeveloped Land	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South	Undeveloped land-proposed Single-Family Residences	PCD (Planned Community Development)	PD (Planned Development)
East	Undeveloped Land	PCD (Planned Community Development)	PD (Planned Development)
West	Single-Family Residences	PCD (Planned Community Development)	PD (Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Cliff's Edge Providence	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
PD (Planned Development) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first request for an extension of time of a previously approved Site Development Plan Review (SDR-21091) for a proposed three-story, 492-unit Multi-Family Residential Development on 20.9 acres at the southeast corner of Egan Crest Drive and Grand Teton Drive. In the time since the original approval of the Site Development Plan Review (SDR-21091), the applicant has made progress on the project in the form of a Reversionary Map (FMP-22851) for Oxford Commons Unit 1 and 2. Title 19.18.050 deems a Site Development Plan Review exercised upon the issuance of a building permit for the principal structure on site, unless otherwise specified in connection with its approval.

FINDINGS

Construction for the proposed use has not yet begun; therefore, the applicant has not met the requirements to exercise the entitlement of the Site development Plan Review (SDR-21091) as outlined in Title 19.18.050. The applicant is requesting a two-year extension of time to finalize financing for the project and due to the poor economic conditions in the area. Staff recommends approval of this request with a two-year time limit. Conformance to the conditions of approval of Site Development Plan Review (SDR-21091) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0